

P&Z / BUILDING DEPARTMENT DECEMBER 2017 MONTHLY REPORT

P&Z COMMISSION MEETING DECEMBER 19, 2017

Present: Planning and Zoning Commissioners Sarah Murphy, Toby Spencer, Debi Renfroe, Derryll Anderson, John Reeves, and Ken Collins.

Staff members present: Director of Community Development Jahnee Prince, City Planner LaShawn Gardiner, Senior Planner Julie Brown and Administrative Assistant Geneva Walker.

1. Approval of Minutes from the October 24, 2017 meeting. *Motion to approve – Anderson, Second –Spencer, Vote: For -Anderson, Spencer, Renfroe, Reeves. Abstained- Collins **Motion carried 4-0- 1***

Approval of Minutes from the September 26, 2017 meeting. *Motion to approve – Anderson, Second Renfroe– **Approved unanimously.***

OLD BUSINESS:

2. The Shops at Fayetteville-314, 100 Highway 314, Parcel ID Number 0530 092, Rezoning request from C-2 (Community Commercial) to C-3 (Highway Commercial), Special Exception request to allow a building with a drive through window, several Variance request including reduction in the required foundation buffer, size of sidewalk, size of required landscape islands, distance between access points, and an increase in the maximum impervious surface area allowed from 60 % to 68 %. File # 17-028- Applicant requested to table to February 2018. *Motion to table to February 27, 2018 meeting. –Collins, Second Renfroe. **Approved unanimously.***
3. J&R Clothing, Highway 54 West, Parcel ID Number 0522 046, Development Plans to construct a 22,000 square feet retail center. Variance request to reduce the required 45 feet highway buffer to 25 feet. File #17-017. Applicant request to table to January 2018. *Motion to table to January 23, 2018 meeting. –Renfroe, Second Collins. **Approved unanimously.***
4. Lidl Grocery, 1307 Hwy 85 North, Parcel ID Number 0538 035, Development Plans to construct a 35,962 square feet grocery store. File # 07-029. Applicant requested to table to January 2018. *Motion to table to January 23, 2018 meeting. –Collins, Second Anderson. **Approved unanimously.***

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5. The Overlook, 467 Veterans Parkway, Parcel ID Number 0535 009, Variance request to reduce the number of required parking spaces, reduce the required building setback and reduce the required landscape buffer. File # 17-013.01. Applicant requested to table to January 2018. [Motion to table to January 23, 2018 meeting. – Anderson, Second Renfroe. **Approved unanimously.**](#)
6. Broadway Diner, 705 West Lanier Avenue, Parcel ID Number 052307013, Development Plans to construct a 7,477 square feet restaurant. File # 17-037 [Motion to table to January 23, 2018 meeting –Collins, Second Anderson. **Approved unanimously.**](#)

NEW BUSINESS:

7. Azalea Estates of Fayetteville – 105 Autumn Glen Circle – Parcel ID Number 0524 156, Development Plan for two additions to existing structures. File #17-039- [Motion to approve with condition that all outstanding staff review comments be addressed and revised site development plans be approved by staff.–Collins, Second Spencer. **Approved unanimously.**](#)
8. Betty Blake Property – 563 Sandy Creek Road – Parcel ID Number 0706 019, Annexation and Rezoning from R70 (Single Family Residential)-County to R70 (Single Family Residential) – City. File # 17-040. [Motion to make favorable recommendation to Mayor and Council –Collins, Second Anderson. **Approved unanimously.**](#)
9. Burch Road Annexation – Hwy 54 W. and Burch Rd.- Parcel ID Numbers 0522 010, 0522 043, 0522 044, Annexation and Rezoning from R40 (Single Family Residential) to OI (Office and Institutional) for construction of a two-story commercial office building with approximately 25,000 square feet to be built in two phases. File # 17-041. [Motion to make favorable recommendation to Mayor and Council –Collins, Second Anderson. **Approved unanimously.**](#)
10. Knight Construction, Old Greenville Road, Parcel ID Number 0517 084, Development Plans to construct a 10,304 square feet two-story office building and a 2,400 square feet garage. File #17-043. Applicant request to table to January 2018. [Motion to table to January 23, 2018 meeting. –Collins, Second Renfroe. **Approved unanimously.**](#)
11. Approval of 2018 Planning and Zoning Schedule. [Motion to approve 2018 P&Z Schedule-Collins, Second Renfroe.](#)

[Vote: For- Collins, Renfroe, Spencer, Reeves. Abstained- Anderson **Motion carried 4-0-1**](#)

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WORK SESSION ITEMS:

12. Chik-Fil-A – 875 S. Glynn St – Parcel ID Number 051711004, Development Plan to add canopy to drive thru area and additional storage to existing structure. File # 17-042. Ms. Brown reported the applicant submitted development plans to construct a canopy at the drive thru area and add additional storage to the rear of the building. Mr. George Georgy gave an overview of the project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments. Staff was asked to research if the loss of the five parking spaces proposed to be removed would trigger the need for a parking variance.
13. Mowell Crematorium – 180 N. Jeff Davis Dr. – Parcel ID Number 052301059, Development Plan for construction of crematorium, File #17-044. Mrs. Gardiner reported the applicant submitted Development plans to construct a 2,390 square feet crematorium on 2.02 acres. Original elevations submitted were revised to make the east side elevation of the proposed building that fronts Jeff Davis Drive more appealing and in keeping with the Main Street standards. Mr. David Mowell gave an overview of the project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.
14. Banks Road/Ellis Rezoning Application – 995 Hwy 85 – Parcel ID Number 0538 002 – Rezoning of 30.7 acres from R-22 to (21.479 Acres) R-THC (Residential Townhouse/Condominium) and (14.389 Acres) to C-3 (Highway Commercial) for construction of a mixed use Development. File #17-046. Ms. Prince reported that the applicant submitted an application for Rezoning 30.7 acres from R-22 to (21.479 acres) R-THC (Residential Townhouse/Condominium) and (14.389 acres) to C-3 (Highway Commercial) for construction of a mixed-use development. The applicant submitted townhome elevations that showed front facing garages. Staff suggested an alternative where the townhomes would be closer to the street and have rear entry garages. Mr. Matt Boone gave an overview of the project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.

STAFF REPORTS:

Ms. Prince requested feedback from the commission on the following items:

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1. P&Z Books: Would commissioners prefer Scanned-books or hard-copy only, or Scanned-books and hard copy?
2. Work Session: Because of the way the agenda is set up, would you prefer to have work sessions on the second Tuesday of each month, prior to each scheduled meeting.

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY DECEMBER 14, 2017

Members present: Derryl Anderson, Vicki Turner, Len Gough, and Brian Wismer.

Note to applicants: Conditions are required; Recommendations are optional.

1. Sign--Southside Diesel -- **Approved with conditions**
105 S. Jeff Davis Drive, Ste. B
2 Wall Signs
Face or background of the sign is black
Letters-Kelly Green
Font type-Arial
The sign is a digital print, and the material of sign is made of B-Bond which is a form of plastic.

Committee Conditions:

- Tone down the green, the current green is too bright. A reasonable shade of green such as historic Mt. Vernon European or similar dark hue.
- Scallop the corners of the sign similar to Black Dog Tactical. Scalloping should be proportional to the sign.

2. Elevations-Mowell's Crematory --**Approved as amended.**
172 North Jeff Davis Drive

Revised Elevations-Recommendation to P&Z, below.

**David Mowell, Carl J. Mowell, and Ben Showalter were present to discuss the proposed elevations and answer any questions from the Committee.*

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All materials and architectural design of the crematorium will mimic those of the principal structure.

The original East side elevation that was submitted and fronts Jeff Davis Drive, showed three small windows, and mechanical equipment (i.e. air conditioning units) that could possibly be viewed by passing motorist. The applicant revised the East elevation. The mechanical equipment will be relocated to the South side elevation. Only one small window will remain and three fixed recessed panel shutters with traditional hardware has been added to soften the appearance and to remain within the architectural standards of the historic district.

North Elevation

Stack Corner Masonry Brick Quoins
Masonry Brick-cherokee pink hue with white glazing
Asphalt roof shingles- textured grey
Aluminum clad fixed window sill & trim
Down spout centered on corner stacked Quoins details
Stack Chimney siding: James Hardi painted cementation hardie plank with spacing and texture to match principal structure
Masonry Brick veneer wall w/running bond coursing color to match main structure
8" fluted column with entasis and doric cap and base
Hardi-plank fiber cement siding with 6" lap exposure
Raised masonry brick plinth base
Masonry brick perimeter with running header coursing and wrap around sloped concrete landing
2X2 P.T. wood stop at brick and siding intersection
Continous built-up cornic and boxed beam
Entry door with tranform and side lites with built up pediment trim

East Elevation

Stack Hood
Metal Chimney Cap: Black Painted metal shroud
Hardi-plank fiber cement siding with 6" Lap exposure
1 X 6 P.T. S4S Corner trim on chimney
Roof Cricket on high side of chimney
Retort stack system
Flashing and roof transitions near/around chimney
Metal gutter and downspout

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Continuous metal gutter and downspout system to match principal structure
Built up cornice and boxed beam
Downspout centered on corner stacked quoins detail
Stacked corner masonry brick quoins
Fiberglass out-swing entry door with transform to match principal structure
Poured in place sloped concrete drive/landing
Continuous roof vent system
Asphalt roof shingles
Aluminum clad fixed window sill and trim

West Elevation

Downspout centered on Corner stacked quoins detail
2X2 P.t. wood stop at brick and siding intersection
Continuous metal gutter & downspout system to match principal structure
Continuous built-up cornice & boxed beam
Hardie plank fiber cement siding with 6" Lap exposure
8" diameter found fluted column with entasis & doric cap and base
Stacked corner masonry brick quoins
Fixed recessed 3-panel shutter with traditional hardware to match principal structure
6 over 6 aluminum clad double hung window with transform above
Masonry brick veneer with running bond coursing, color and texture to match principal structure
Stack hood
Metal Chimney cap
1X6 p.t. S4S corner trim on p.t. blocking typical
Roof cricket on high side of chimney
Retort stack system
Flashing and roof transitions
Raised masonry brick plinth base
Masonry brick perimeter with running header coursing and wrap around sloped concrete landing to meet ADA guidelines

South Elevation

Continuous roof vent system screen backed intake louvered vent with trim opening equipment
Downspout centered on corner stacked quoins detail
Stacked corner masonry brick quoins

2X2 p.t. wood stop at brick & siding intersection
Asphalt roof shingles—grey to match principal structure

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Continuous metal gutter & downspout system
Continuous built-up cornice and boxed beam
6 over 6 aluminum clad double hung window with transom above
Stacked corner masonry brick quoins
8" diameter round fluted column with entasis and doric cap and base
Fixed recessed 3-panel shutter with traditional hardware
Raised masonry brick plinth base
Masonry brick perimeter with running header coursing & wrap around
sloped concrete landing
Cottage style garage door with trim
Screened mechanical and security lighting equipment

	RETAIL	INDUSTRIAL	OFFICE
1 st Q 2017	6.50%	7.00%	9.70%
2nd Q 2017	5.92%	7.00%	9.32%
3rd Q 2017	5.77%	7.00%	8.73%
4th Q 2017	5.77%	7.00%	8.73%

Overall Vacancy Rate = 6.64%

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Projects Reviewed by the Planning and Zoning Commission			
Project Type	December 2017	2017 YTD Total	2016 YTD Total
Annexation and Rezoning	1	3	2
Rezoning	0	4	6
Preliminary Plat	0	1	3
Site Development Plan	2	8	12
Elevation Plan	0	8	3
Variance	0	6	5
Special Exception	0	8	5
Amendment to the Zoning Ordinance	0	0	4
Amendments to other ordinances or Bylaws	0	4	2
Comprehensive Plan Text or Future Land Use Map Update	0	1	1
Totals	3	43	43

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BUILDING PERMIT ACTIVITY REPORT December 2017

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2017	YEAR TO DATE 2016
79	Permits/Inspection Fees	\$10,210.75	\$236,576.91	\$380,722.79
3	Impact Fees	\$4,871.16	\$112,093.48	\$502,572.10
82	TOTALS	\$15,081.91	\$348,670.39	\$883,294.89

NEW RESIDENTIAL ACTIVITY			
		November-2017	YEAR TO DATE 2017
New Single Family Permits Issued		5	62
Single Family CO's Issued		6	29

FORECLOSURE STATISTICS

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

2016		
	Total	Avg
Listed	29	2.42
Actual	7	0.58

CITY OF FAYETTEVILLE FORECLOSURE 2017														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg.
Listed	2	6	2	0	2	2	0	3	1	2	2	0	23	1.83
Actual	3	0	0	2	3	1	1	0	0	0	0	1	11	0.92

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SUBDIVISION LOTS PERMIT STATUS 2000 - 12/31/2017

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	112	61
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	43	8
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Pinewood Forrest PH1B U1	March 2017	43	35	8
Oakleigh Manor	October 2016	77	22	55
TOTAL	TOTALS	1076	934	142